

Note: The following cases are included in this ad.
Click on the process number or applicant name to go directly to the ad.

Process No.	Applicant Name
99-282	BELL HAVEN LLC
00-154	RAYMOND GABRIEL
01-383	MIAMI-DADE COUNTY OFFICE OF COMMUNITY & ECONOMIC DEVELOPMENT
01-404	THE 93RD STREET COMMUNITY MISSIONARY BAPTIST CHURCH, INC.
01-417	W. R. C. PROPERTIES, INC.
02-024	THE NEW JERUSALEM CHURCH OF GOD, INC.
02-038	MIAMI-DADE COUNTY TRANSIT DEPARTMENT

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 2/2/00 TO THIS DATE:

HEARING NO. 00-2-CZ8-1 (99-282)

9-53-41
Council Area 8
Comm. Dist. 2

APPLICANT: BELL HAVEN LLC

(1) BU-1, BU-2, AU & IU-1 to IU-2

SUBJECT PROPERTY: That portion of the east $\frac{3}{4}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 9, Township 53 South, Range 41 East, lying NE/ly of the Right-of-Way of Florida East Coast Railway Co. TOGETHER WITH: That portion of the NE $\frac{1}{4}$, of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 9, Township 53 South, Range 41 East, lying NE/ly of the Right-of-Way of Florida East Coast Railway Co. LESS: The north 50' of the east $\frac{3}{4}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 9, Township 53 South, Range 41 East, comprising the right-of-way for N.W. 79th Street, Deed book 572, Page 317; Deed book 1558, Page 18; Deed Book 2043, Page 408, Deed Book 2043, Page 410 and Deed book 2043, Page 412; AND LESS: The east 35' of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 9, Township 53 South, Range 41 East, comprising the right-of-way for N.W. 32nd Avenue, Official Records Book 10668, Page 2174; and Official Records Book 10770, Page 111; AND LESS: The south 70,000' of the north 120' of the east 35' of the SW $\frac{1}{4}$ of Section 9, Township 53 South, Range 41 East; AND: The external area formed by a 25' radius arc concave to the Southwest, tangent to the south line of the north 50' of the SW $\frac{1}{4}$ of Section 9, Township 53 South, Range 41 East, and tangent to the west line of the east 35' of the SW $\frac{1}{4}$ of said Section 9, A/K/A: Parcel No. 20 in that eminent domain proceeding under Case Number 78-17885, in the Circuit Court of the 11th Judicial District in and for Miami-Dade County, Florida; AND LESS: A portion of the east $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 9, Township 53 South, Range 41 East; being more particularly described as follows: Commence at the Northeast corner of the SW $\frac{1}{4}$ of said Section 9; thence S87°38'20"W, along the north line of the SW $\frac{1}{4}$ of said Section 9 for a distance of 276'; thence S2°21'40"E, for a distance of 50' to an intersection with a line that is 50' south of and parallel with the north line of the SW $\frac{1}{4}$ of said Section 9, said intersection being the Point of beginning of the herein described portion; thence S87°7'26"E, for a distance of 120.5'; thence N87°38'20"E, for a distance of 95.77' to the beginning of a curve concave to the Southwest having a radius of 25' and to which beginning a radial line bears N2°32'40"W; thence E/ly, SE/ly and S/ly 39.34' along the arc of said curve through a central angle of 90°9'2" to a Point of cusp with a line that is 35' west of and parallel with the east line of the SW $\frac{1}{4}$ of said Section 9 and to which Point of cusp a radial line bears N87°47'22"E; thence N2°12'38"W, along said east line for a distance of 11' to the beginning of a curve concave to the Southwest having a radius of 25' and to which beginning a radial line bears N87°47'22"E; thence N/ly, NW/ly and W/ly 39.34' along the arc of said curve through a central angle of 90°9'2"; thence on a tangent bearing of N87°38'20"E, for a distance of 215.8' to the Point of beginning, Official Records Book 11300, Page 1170; AND LESS: The east 35' of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 9, Township 53 South, Range 41 East, comprising the right-of-way of Florida East Coast Railway Co.

LOCATION: 3200 N.W. 79 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 28.56 Acres

AU (Agricultural – Residential)
BU- (Business – Neighborhood)
BU- (Business – Special)
IU- (Industry – Light)
IU-2 (Industry – Heavy)

THE FOLLOWING HEARING WAS DEFERRED FROM 5/30/02 TO THIS DATE:

HEARING NO. 02-1-CZ8-3 (01-383)

28-53-41
Council Area 8
Comm. Dist. 2

APPLICANT: MIAMI-DADE COUNTY OFFICE OF COMMUNITY & ECONOMIC DEVELOPMENT

- (1) UNUSUAL USE to permit a community center with after school programs for adults and children.
- (2) NON-USE VARIANCE OF ZONING REGULATIONS to permit parking areas including driveways within 25' of official rights-of-way (not permitted).
- (3) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit a total of 6 parking spaces (30 parking spaces required).
- (4) NON-USE VARIANCE OF SETBACK REQUIREMENTS as applied to buildings of public assemblage to permit a setback of 3.25' (50' required) from the interior side (west) property line.
- (5) NON-USE VARIANCE OF LOT COVERAGE REQUIREMENTS to permit the proposed community center with a 37% lot coverage (30% maximum allowed).
- (6) NON-USE VARIANCE OF SPACING REQUIREMENTS to permit an accessory structure (restrooms) to be spaced 5' (10' required from the main structure).
- (7) NON-USE VARIANCE OF LANDSCAPE REQUIREMENTS to permit a landscape buffer of 4' (7' required).

A plan is on file and may be examined in the Zoning Department entitled "Melrose Community Center," as prepared by Studio Pisati, dated 8/7/01 and consisting of 5 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 22, 23 & 24, Block 41, MELROSE HEIGHTS, 4TH SECTION, Plat book 17, Page 21.

LOCATION: The Northwest corner of N.W. 33 Street & N.W. 30 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.47 Acre

PRESENT ZONING: RU-2 (Two Family Residential)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 5/30/02 TO THIS DATE:

HEARING NO. 00-9-CZ8-1 (00-154)

34-52-41
Council Area 8
Comm. Dist. 2

APPLICANT: RAYMOND GABRIEL

- (1) Applicant is requesting approval under the Alternative Site Development Option to permit an accessory structure setback 66.75' from the front (north) property line. (This is in the alternative to the underlying zoning district regulations providing for 75' accessory structure setback from the front property line).
- (2) UNUSUAL USE to permit residential rooms of a dwelling unit to be in a separate building consisting of a living room, den, 2 bedrooms and a bathroom.

A plan is on file and may be examined in the Zoning Department entitled "Existing Conditions at: Mr. Gabriel Residence," as prepared by Avelino R. Leoncio, Jr., AIA, dated 1/25/00 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 4, Block 3, STARCK PROPERTIES, Plat book 44, Page 96.

LOCATION: 1738 N.W. 110 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 100'

PRESENT ZONING: RU-1 (Single Family Residential)

THE FOLLOWING HEARING WAS DEFERRED FROM 5/30/02 TO THIS DATE:

HEARING NO. 02-3-CZ8-3 (02-24)

35-52-41
Council Area 8
Comm. Dist. 2

APPLICANT: THE NEW JERUSALEM CHURCH OF GOD, INC.

- (1) SPECIAL EXCEPTION to permit a religious facility.
- (2) NON-USE VARIANCE OF LOT AREA REQUIREMENTS to permit the religious facility with an area of 0.3 acre (2.5 acres gross required).
- (3) NON-USE VARIANCE OF SPACING AND SETBACK REQUIREMENTS to permit an accessory structure to be spaced 2' (20' required) from the main structure and setback 3' (15' required) from the side street (west) property line.
- (4) NON-USE VARIANCE OF SETBACK REQUIREMENTS as applied to buildings of public assemblage to permit a minimum setback of 15.4' (25' required) from the side street (west) property line.
- (5) NON-USE VARIANCE OF PARKING REGULATIONS to permit 5 parking spaces (44 parking spaces required).
- (6) NON-USE VARIANCE OF ZONING REGULATIONS to permit a 10' high CBS wall (8' permitted) along a portion of the interior side (east) and rear (north) property lines and to permit the 10' high CBS wall along a portion of the side street (west) property line (4' permitted).
- (7) NON-USE VARIANCE OF ZONING REGULATIONS to permit a 10' high chain fence and gate along a portion of the side street (west) property line (8' permitted).
- (8) NON-USE VARIANCE OF ZONING AND LANDSCAPE REGULATIONS requiring a 5' wide landscape strip with a hedge or wall where a parking lot abuts a residential zone to the north and east; to waive same.

A plan is on file and may be examined in the Zoning Department entitled "The New Jerusalem Church of God, Inc.," as prepared by J. King, dated 1/7/02 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 39 & 40, Block 2, FIRST ADDITION TO LAWNDALE, Plat book 39, Page 53.

LOCATION: 795 N.W. 111 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.3 Acre Gross

PRESENT ZONING: BU-1 (Business – Neighborhood)

THE FOLLOWING HEARING WAS DEFERRED FROM 5/30/02 TO THIS DATE:

HEARING NO. 02-4-CZ8-2 (01-404)

3-53-41
Council Area 8
Comm. Dist. 2

APPLICANT: THE 93RD STREET COMMUNITY MISSIONARY BAPTIST CHURCH, INC.

- (1) SPECIAL EXCEPTION and UNUSUAL USE to expand a religious facility and day care center onto additional property to the north, east and west.
- (2) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a building of public assemblage setback 10' (25' required) from the front (east) property line and setback 27' (50' required) from the interior side (south) property line and setback 20' (25' required) from the side street (north) property line.
- (3) NON-USE VARIANCE OF SPACING REQUIREMENTS requiring buildings of public assemblage not to be closer than 75' to an existing residential building; to waive same to permit the proposed religious facility and day care facility within 75' of residential buildings to the south.
- (4) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit parking spaces of 17.91' in depth (18' required) and with a back-out aisle of 21.99' (22' required) on Lot #6 to the east.
- (5) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit drives and parking within 25' of an official right-of-way (not permitted).
- (6) NON-USE VARIANCE OF HEIGHT REQUIREMENTS to permit the religious facility with a height of 63' (35' permitted).
- (7) MODIFICATION of Condition #3 of Resolution 4-ZAB-443-71, passed and adopted by the Zoning Appeals Board, and last modified by Resolution 4-ZAB-311-92, reading as follows:

FROM: "3. That in the approval of the plan, the same be basically in accordance with that submitted for the hearing entitled 'Proposed One Story C.B.S. Addition for: 93rd Street Community Missionary Baptist Church,' consisting of 4 sheets, prepared by Soilprobe Engineering & Testing, Inc., dated received by Zoning Hearing Section Dade Co. Bldg. & Zoning Dept. on Dec. 30, 1991."

TO: "3. That in the approval of the plan, the same be basically in accordance with that submitted for the hearing entitled '2330 N.W. 93RD Street Church,' as prepared by P.A. Design Group, Inc., dated 12/3/01 and consisting of 8 sheets."

- (8) MODIFICATION of Conditions #2 & #9 of Resolution CZAB8-21-99, passed and adopted by Community Zoning Appeals Board #8, reading as follows:

FROM: "2. That in the approval of the plan, the same be basically in accordance with that submitted for the hearing entitled 'Proposed Day Care Center,' as prepared by Charles McKirahan, Jr., Architect, consisting of four sheets, dated revised Feb. 21, 1999."

CONTINUED ON PAGE TWO

APPLICANT: THE 93RD STREET COMMUNITY M. B. C., INC.

PAGE TWO

TO: "2. That in the approval of the plan, the same be basically in accordance with that submitted for the hearing entitled '2330 N.W. 93RD Street Church,' as prepared by P.A. Design Group, Inc., dated 12/3/01 and consisting of 8 sheets."

FROM: "9. That the use shall be restricted to a maximum of 20 children."

TO: "9. That the use shall be restricted to a maximum of 70 children."

The purpose of this request is to allow the applicant to revise the plans previously approved for a religious facility and day care center in order to show the expansion onto additional property, additional parking areas and children.

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 14 and the west 10' of Lot 13, Block 1, of WEST LITTLE RIVER TRACT TWO, Plat book 24, Page 8. AND: The east 330' of the south 168' of the north ½ of the SW ¼ of the NE ¼ of the SW ¼, less the east 25' for right-of-way road, in Section 3, Township 53 South, Range 41 East, of re-platted plat to be recorded. AND: The east 75' of the west 335', less the south 168.5', thereof, in the north ½ of the SW ¼, of the NE ¼, of the SW ¼ of Section 3, Township 53 South, Range 41 East. AND: The east 75' of the west 260', less the south 168.5', thereof, in the north ½ of the SW ¼ of the NE ¼ of the SW ¼ of Section 3, Township 53 South, Range 41 East. AND: The east 75' of the west 560' of the north 112.03' of the north ½ of the SW ¼ of the NE ¼ of the SW ¼ of Section 3, Township 53 South, Range 41 East. AND: The east 75' of the west 485' of the north 112.03' of the north ½ of the SW ¼ of the NE ¼ of the SW ¼ of Section 3, Township 53 South, Range 41 East. AND: The west 7.15' of Lot 5, and all of Lot 6, Block 2, TROPICAL PARK, Plat book 6, Page 38.

LOCATION: 2330 N.W. 93 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.44 Acres Net

PRESENT ZONING: RU-1 (Single Family Residential)

THE FOLLOWING HEARING WAS DEFERRED FROM 5/30/02 TO THIS DATE:

HEARING NO. 02-4-CZ8-3 (01-417)

G. L. #1
53/54-40
Council Area 8
Comm. Dist. 6

APPLICANT: W. R. C. PROPERTIES, INC.

- (1) UNUSUAL USE to permit a partial filling of a lake.
- (2) USE VARIANCE to permit a hand car wash in the IU-2 district as would be permitted in the BU-1A district.
- (3) NON-USE VARIANCE OF ZONING REGULATIONS to permit an office building with a height of 144.5' (70' permitted).
- (4) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit 782 parking spaces (871 required).
- (5) NON-USE VARIANCE OF ZONING REGULATIONS requiring all uses to be within an enclosed building and enclosed with walls; to waive same to permit a hand car wash within an open parking garage.

A plan is on file and may be examined in the Zoning Department entitled "1000 Waterford at Blue Lagoon," as prepared by T.V.S. Associates, Inc., dated 8/22/01 and a landscape plan as prepared by Roy Ashley and Associates, dated 12/5/01 resulting in both plans consisting of 20 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 6A of Block 2 of BLUE LAGOON WEST SECTION FOUR, Plat book 132, Page 24.

LOCATION: The west side of N.W. 57 Court and lying 400'± south of Blue Lagoon Drive, Miami-Dade County, Florida.

SIZE OF PROPERTY: 18.59 Acres

PRESENT ZONING: IU-2 (Industry – Heavy)

THE FOLLOWING HEARING WAS DEFERRED FROM 5/30/02 TO THIS DATE:

HEARING NO. 02-4-CZ8-4 (02-38)

28-53-41
Council Area 8
Comm. Dist. 2

APPLICANT: MIAMI-DADE COUNTY TRANSIT DEPARTMENT

- (1) UNUSUAL USE to permit a day care center.
- (2) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a building for public assemblage to setback 15' 1" from the interior side (east) property line (50' required) from property under different ownership.
- (3) NON-USE VARIANCE OF SPACING REQUIREMENTS to permit a building for public assemblage spaced less than the required 75' from an existing residential building to the east.
- (4) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit parking spaces and driveways within 25' of the official rights-of-way (not permitted).

Plans are on file and may be examined in the Zoning Department entitled "Miami Dade County Transit Authority Day Care Facility," as prepared by PHS, Ronald E. Frazier & Associates, P.A., dated 2/15/02 and consisting of 3 sheets and a "Survey," as prepared by Precision Engineering & Surveying, Inc. and consisting of 1 sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "C", TRANSIT AUTHORITY PROPERTY, 1ST ADDITION, Plat book 120, Page 39 and Lots 23 and 24 of Block 59 of MELROSE HEIGHTS 4TH SECTION, Plat book 17, Page 21; TOGETHER WITH that portion of N.W. 33RD Avenue Right-of-way to be vacated, more particularly described as follows:

The south 135' of the dedicated 60' right-of-way for N.W. 33RD Avenue, between N.W. 34TH Street and N.W. 35TH Street, bounded on the west by the east line of Block 59, and bounded on the east by the west line of Block 46 of MELROSE HEIGHTS, 4TH SECTION, Plat book 17, Page 21.

LOCATION: 3298 N.W. 35 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.16 Acres

PRESENT ZONING: RU-2 (Two Family Residential)
RU-3 (Four Unit Apartment)